

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

16 DECEMBER 2008 AT 6.30 PM

PRESENT: MR R MAYNE - CHAIRMAN
MR DW INMAN - VICE-CHAIRMAN

Mrs M Aldridge, Mr CW Boothby, Mr JC Bown, Mr MB Cartwright, Mr WJ Crooks, Mr DM Gould, Mrs A Hall, Mr P Hall, Mr CG Joyce, Mr K Morrell, Mr K Nichols, Mr LJP O'Shea and Mr BE Sutton.

In accordance with Council Procedure Rule 4.4 Mr SL Bray and Mr AJ Smith also attended the meeting.

Officers in attendance: Mrs T Darke, Mr P Metcalfe, Miss R Owen, Mr TM Prowse and Mr M Rice.

- APOLOGIES AND SUBSTITUTIONS

It was reported that since the despatch of the agenda, Mr R Ward had been appointed to the Committee.

Apologies for absence were submitted on behalf of Mr R Ward and Mrs BM Witherford and the substitution of Mr Cartwright for Mr Ward and Mr Gould for Mrs Witherford authorised in accordance with Council Procedure Rule 4.3.

- MINUTES (P38)

It was moved by Mr Nichols, seconded by Mr Crooks and

RESOLVED – the minutes of the meeting held on 18 November 2008 be confirmed and signed by the Chairman.

- DECLARATIONS OF INTEREST

Messrs Boothby, Bown, Cartwright, Crooks and O'Shea declared personal interests in application 08/01039/FUL.

Mrs Aldridge declared a personal and prejudicial interest in application 08/01056/FUL.

Mr Bown declared a personal and prejudicial interest in application 08/00965/FUL.

Mr Gould declared a personal and prejudicial interest in applications 08/01022/FUL and 08/01023/CON.

Mrs Hall declared a predetermination of application 08/01035/GDOT.

- DECISIONS DELEGATED AT PREVIOUS MEETING

The Director of Community and Planning Services reported that with regard to application 08/00884/FUL which had been considered at the previous meeting, approval had now been issued.

- TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATIONS TO BE DETERMINED (P39)

The Committee considered a schedule of planning applications, together with a list of late items, and the recommendations of the Director of Community and Planning Services.

- (a) 08/00815/FUL – Demolition of existing garage filling station and bungalow and erection of 12 dwellings, Foxcovert, 83 Main Street, Carlton – Springbourne Homes

It was moved by Mr Nichols, seconded by Mr Crooks and

RESOLVED – subject to the execution of an Agreement under Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 to provide financial contributions towards libraries (£670), civic amenity (£379), health facilities (£12,251), police provision (£6,666) and play and open space (£15,647.90), the Director of Community and Planning Services be granted powers to issue Planning Permission subject to the conditions contained within the officer's report. Failure to complete the agreement by 11 January 2009 may result in the application being refused.

- (b) 08/00824/FUL – Demolition of existing building and erection of 3 light industrial units, Clinton, Unit 3, Station Road Industrial Estate, Station Road, Market Bosworth – Mr T Clinton

On the motion of Mr Crooks, seconded by Mrs Aldridge, it was

RESOLVED – the application be approved subject to the conditions contained in the officer's report.

Having declared a personal and prejudicial interest in the following application, Mr Bown left the meeting at 6.50pm.

- (c) 08/00965/FUL – Substitution of house types to plots 16-23, 40-50 and 57-61 inclusive and associated works, Land rear of Oaklands, Breach Lane, Earl Shilton – InnovITS

On the motion of Mr O'Shea, seconded by Mrs Aldridge, it was

RESOLVED – subject to the execution of an appropriate supplementary legal agreement under Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local

Government Act 1972 before 7 January 2009 to secure developer contributions in accordance with the existing Section 106 agreement for the overall site, the Director of Community and Planning Services be granted powers to issue Planning Permission subject to the conditions contained in the officer's report. Failure to execute a legal agreement by 7 January 2009 may result in the application being refused.

Mr Bown returned to the meeting at 6.51pm.

- (d) 08/00780/FUL – Erection of permanent farm manager's dwelling, The Poultry Farm, Desford Road, Ratby – Mr J Hay

It was moved by Mr Crooks, seconded by Mr Nichols and

RESOLVED – the application be approved subject to the conditions contained within the officer's report.

- (e) 08/01013/FUL – Conversion of agricultural building to dwelling and alterations to access, Dalebrook Farm, Leicester Road, Earl Shilton – AR Cartwright Ltd

On the motion of Mr Crooks, seconded by Mr Nichols, it was

RESOLVED – the application be approved subject to the conditions contained in the officer's report and late items.

Having declared a personal and prejudicial interest in the following two applications, Mr Gould left the meeting at 7.00pm.

- (f) 08/01022/FUL – Demolition of existing workshop and erection of A1 use retail store and ten apartments with associated car parking, landscaping and access, 59 High Street, Barwell – Tesco Stores Ltd

Members requested that notes to applicant be included to ask them not to use articulated lorries and to look at access arrangements. It was moved by Mr O'Shea, seconded by Mr Sutton and

RESOLVED – the application be approved subject to the conditions contained within the officer's report and late items and the abovementioned notes to applicant.

- (g) 08/01023/CON – Demolition of existing dwelling and garage, 59 High Street, Barwell – Tesco Stores Ltd

RESOLVED – the application be approved subject to the conditions in the officer's report and late items.

Mr Gould returned to the meeting at 7.35pm.

- (h) 08/01029/COU – Change of use of existing dwelling house to place of worship and teaching, day centre, living accommodation and formation

of parking area (retrospective application), Stretton House, Watling Street, Burbage – Sachkhand Nanak Dham

It was reported that this application had been withdrawn.

- (i) 08/01035/GDOT – Erection of telecommunications mast, Boyslade Road, Burbage – Vodafone Ltd

Having declared a predetermination of this application, Mrs Hall spoke on the matter then left the meeting at 7.37pm.

It was moved by Mr O'Shea, seconded by Mr Boothby and

RESOLVED – subject to no other significant representations being received, the Director of Community and Planning Services be granted powers to refuse planning permission for the reasons contained in the officer's report.

Mrs Hall returned to the meeting at 7.43pm. Messrs Bray and Smith left the meeting at 7.43pm.

- (j) 08/01039/FUL – New Visitor Centre, Welcome Centre and associated external works, Twycross Zoological Park, Burton Road, Norton Juxta Twycross – Twycross Zoological Park

Although generally in support of this application, Members expressed concern with regard to the highways issues. It was suggested that the local Councillors work with the Zoo to look at ways of making the road safer.

RESOLVED – the application be approved subject to the conditions contained within the officer's report.

- (k) 08/01041/REM – Erection of bungalow, double garage and covered gate house (reserved matters), 3 The Rookery, Groby – Mr and Mrs Spencer

Mr Sutton left the meeting at 7.57pm and returned at 7.59pm.

It was moved by Mr Crooks, seconded by Mrs Hall and

RESOLVED – the application be approved subject to the conditions contained in the officer's report.

Mr Cartwright wished it to be recorded that he abstained from voting on this application.

- (l) 08/01056/FUL – Erection of 60m meteorological mast to gather wind data for 24 months, Land adj Stocks House Farm, Desford Field Lane, Peckleton – Mr Matthew Scott

Having declared a personal and prejudicial interest in this application,

Mrs Aldridge left the meeting at 8.13pm. Mr Bown also left at 8.13pm and returned at 8.16pm.

It was proposed by Mr Cartwright that the application be refused due to the visual impact of the mast. In the absence of a seconder, the motion was not put to the vote.

It was moved by Mr Gould, seconded by Mr Hall and

RESOLVED – the application be approved subject to the conditions in the officer’s report and late items.

Mrs Aldridge returned to the meeting at 8.33pm.

- (m) 08/01064/FUL – Change of use to D1 dental practice, 105-107 Church Street, Burbage – Rodericks Ltd

It was moved by Mr O’Shea, seconded by Mr Crooks and

RESOLVED – the application be approved subject to the conditions contained in the officer’s report and late items.

- (n) 08/01079/FUL – Erection of dog kennels, 33 Merrylees Road, Newbold Heath, Newbold Verdon – Mrs Sue Hobbins

Mrs Hall left the meeting at 8.45pm and returned at 8.46pm.

On the motion of Mr Nichols, seconded by Mr Sutton it was

RESOLVED – the application be approved subject to the conditions contained in the officer’s report.

- APPEALS LODGED AND DETERMINED (P40)

A summary was submitted of appeals lodged and determined since the last meeting. It was noted that one appeal had been lodged.

On the motion of Mr Crooks, seconded by Mr Nichols, it was

RESOLVED – the report be noted.

- APPEALS – PROGRESS (P41)

A schedule was submitted indicating the stages that various appeals against planning decisions had reached.

It was moved by Mr Crooks, seconded by Mrs Aldridge and

RESOLVED – the report be noted.

- MATTERS FROM WHICH THE PUBLIC MAY BE EXCLUDED

On the motion of Mr Nichols, seconded by Mr Boothby, it was

RESOLVED - in accordance with Section 100A(4) of the Local Government Act 1972 the public be excluded from the undermentioned item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraphs 2 and 10 of Part I of Schedule 12A of that Act.

- PLANNING ENFORCEMENT ACTION (P42)

Members were provided with a periodic report on planning enforcement actions taken. It was moved by Mr Crooks, seconded by Mr Nichols and

RESOLVED – the report be noted.

(The meeting closed at 8.55pm)